



Legislation Text

File #: 23-0681, Version: 1

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing to consider a variance to Section 6-2-26:5.1 for 818 E. Franklin Avenue and 25 N. Huffman Street (Franklin Flats) - PZC 23-1-014

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly, AICP, Community Planner

ENTITLEMENTS REQUESTED:

1. A variance to Section 6-2-26:1 (Teardown/Infill Regulations: Lot Coverage) to allow for two duplex buildings at 818 E. Franklin Avenue and 25 N. Huffman Street; and
2. A preliminary/final plat of subdivision.

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 23-1-014 was published in the Naperville Sun on Sunday, May 21, 2023.

BACKGROUND:

The subject property consists of two lots located at the southwest corner of Franklin Avenue and Huffman Street. The subject property is zoned R2 (single family and low-density multiple family residence district) and is currently improved with a single-family home and a detached garage at 818 E. Franklin Avenue and a single-family home at 25 N. Huffman Street.

The Petitioner, Franklin Huffman LLC, is proposing to demolish the existing structures and construct two duplex buildings. The proposed development requires a preliminary/final plat of subdivision and a variance to the maximum permitted lot coverage.

DISCUSSION:

Preliminary/final plat of subdivision

The Petitioner is requesting a preliminary/final plat of subdivision to create legal lots of record. The lots were originally created in 1922 through the Declara Heights subdivision and were oriented perpendicular to Huffman Street. Since then, the orientation of the lots has been altered resulting in the two lots being oriented perpendicular to Franklin Avenue (as currently laid out). The lots sizes are both 8,030.5 sf. The submitted plat of subdivision slightly shifts the size of the lots resulting in a lot which is 7,760 square feet (818 E. Franklin) and a lot which is 8,301 square feet (25 N. Huffman).

Although no new lots will be created through the submitted plat of subdivision, Section 7-2-5:2.2 (Administrative Plat Procedures) of the Municipal Code specifies that a plat cannot be administratively approved if the proposed plat changes the existing orientation of any lot. Since the

proposed subdivision plat changes the orientation of the lots, City Council review is required. Information on this plat is provided for reference only and will be reviewed by the City Council at a subsequent meeting.

Lot Coverage Variance

The Petitioner proposes to develop the properties with two duplexes, one duplex on each lot. The duplex units will be attached horizontally (side by side) and will share a common wall. Each unit will have a two-car garage which is accessed off of Franklin Avenue and an attached patio located in the rear yard. Per the R2 zoning regulations, duplexes are permitted by right.

The proposed duplexes are subject to the teardown/infill regulations (Section 6-2-26) which include limitations on the maximum permitted height and lot coverage for new construction resulting from demolition. These regulations allow a maximum lot coverage of 35% or 2,280 square feet, whichever is greater. Based on the proposed lot sizes, the duplexes are allowed to cover a maximum of 35% of each lot. The proposed duplexes exceed the maximum permitted lot coverage. The table below identifies the permitted and proposed lot coverages for each property:

	Permitted Lot Coverage	Proposed Lot Coverage	Requested Increase
818 E. Franklin Ave	2,716 sf (35%)	3,179 sf (41%)	463 sf
25 N. Huffman St	2,905 sf (35%)	3,179 sf (38.4%)	274 sf

The submitted variance request is to increase the maximum permitted lot coverage by 463 square feet at 818 E. Franklin Avenue and 274 square feet at 25 N. Huffman Street. The Petitioner has noted that the requested variance is driven by the proposed floor plans that feature a first-floor primary bedroom which is found to be desirable for the City’s aging population.

Staff notes that the maximum 35% lot coverage, as identified by the teardown/infill regulations, is applicable to both single family homes and duplex developments and does not vary based on the housing type. The proposed duplexes will comply with the maximum permitted height and all required R2 setbacks.

Findings of Fact

The Petitioner’s responses to the Standards for Granting a Zoning Variance can be found in the attachments. While the request is to increase the maximum permitted lot coverage, it is not an increase for a large single-family home, rather it is an increase to allow for a side-by-side duplex which is permitted by right in the R2 zoning district. The proposed duplexes comply with all required setbacks and the maximum permitted height. Additionally, the proposed duplexes diversify the City’s housing stock which is identified as a goal in the City’s Land Use Master Plan. For these reasons, staff is supportive of the requested variance and recommends the Planning and Zoning Commission adopt the findings of fact as presented by the petitioner.

Key Takeaways

- The subject property consists of two lots, 25 N. Huffman Street and 818 E. Franklin Avenue. The Petitioner intends to demolish the existing structures to allow for the construction of a duplex on each lot. The proposed duplexes require a variance to increase the maximum

permitted lot coverage.

- The proposal requires a preliminary/final plat of subdivision to create legal lots of record, slightly shift the lot lines, and modify the orientation of the lots. The plat of subdivision request requires review by the City Council.